



# Los Angeles Grand Avenue Authority



## **Board of Directors**

Hon. Gloria Molina, Chair  
Hon. Jan Perry, Vice Chair  
David E. Janssen, Secretary  
Robert R. "Bud" Ovrom  
Sunne Wright McPeak, Ex Officio

## **JULY 24, 2006 MINUTES**

The sixteenth meeting of the Los Angeles Grand Avenue Authority was held June 5, 2006 at the Kenneth Hahn Hall of Administration, Room 374-A, 500 West Temple Street, Los Angeles, CA.

## **CALL TO ORDER**

Chairperson Gloria Molina noting a quorum called the meeting to order at 10:05 a.m. The following Directors were present, constituting a quorum of the Authority:

Honorable Gloria Molina, Supervisor First District, Los Angeles County  
Honorable Jan Perry, Ninth District, City of Los Angeles  
David E. Janssen, Chief Administrative Officer, Los Angeles County  
Robert R. "Bud" Ovrom, Deputy Mayor, City of Los Angeles

## **APPROVAL OF THE JUNE 5, 2006 MINUTES**

**On motion of Director Ovrom, seconded by Director Janssen, the Authority unanimously approved the June 5, 2006 minutes.**

## **GRAND AVENUE COMMITTEE STATUS REPORT**

Eli Broad, Chair, Grand Avenue Committee, reported progress continues on the design of Parcel Q, on the design of the park, on the Environmental Impact Report (EIR), and on finalizing development negotiations. The Draft EIR was made available to the public on June 14, 2006 and notices of its availability were sent to approximately 5,000 property owners, occupants, and public agencies. Comments on the Draft are due on or before August 3, 2006. A Public Meeting and Open House were held on July 18, 2006 to provide the public an opportunity to express their comments/suggestions in person rather than in writing. Issues of primary concern raised were creating a local hiring plan and the need to mitigate construction impacts, especially air quality impacts, in lieu of the homeless population. Once all comments are submitted in early August 2006, the EIR team will address all comments and issues in the Final EIR. Currently, the EIR is expected to be completed in October 2006. Until knowledge of all the specific issues are raised, the development of a detailed schedule cannot be certain.

The Park Design Team held a public outreach meeting and workshop on June 21, 2006. A streaming webcast of the presentations was offered and participants were able to email in their questions. The next park outreach meeting will be held on August 19, 2006 at 10:00 a.m.

**ACTION ON CONTRACT AMENDMENT WITH CB RICHARD ELLIS, INC. FOR APPRAISAL UPDATE – Martha Welborne**

Ms. Welborne reported an appraisal of Parcels L, M-2, Q, and W-2 was completed last summer (2005) in advance of the final approvals of the Implementation Plan. The Committee needs to update the appraisal and slightly revise the instructions to the appraiser. According to the California Health and Safety Code, the Fair Market Value of a property must be determined prior to the disposition of government property. In addition, CRA policy requires that the appraisal of that property must be made within six months of the disposition. Since last year's appraisal is more than six months old, an update is required. Secondly, the air rights over the street that divides Parcels L and M-2, and General Thaddeus Kosciusko Way, were not included in the last appraisal and should have been. The Committee has added instructions into the contract to make sure the air rights are included.

The Committee has secured a proposal for a fee of \$15,500 from CB Richard Ellis, Inc. Section 5.05 of the Joint Exercise of Powers Agreement requires that the Authority and the Contracting Parties approve the appraiser, the appraisal assumptions, and ultimately approve the completed appraisal. The Committee recommended the Authority approve the contract amendment.

**On motion of Director Janssen, seconded by Director Ovrom, the Authority unanimously approved the contract amendment with CB Richard Ellis, Inc.**

**DISCUSSION ON STATUS OF REAL PROPERTY NEGOTIATIONS INCLUDING THE DISPOSITION AND DEVELOPMENT AGREEMENT – Martha Welborne, Paul Rutter, and Cal Hollis**

Ms. Welborne reported the Committee has held meetings and discussions with the public sector and with the Developer to clarify issues and develop recommendations for both sides to agree upon. The Disposition and Development Agreement (DDA) will include the basic business terms of the project as well as the Scope of Development, a Schedule of Performance, Construction Responsibilities, and many other items including agreement on Community Benefits required by the Authority. The DDA cannot be signed until after the completion and approval of the EIR.

**The Authority recessed to Closed Session at 10:17 a.m.  
The Authority reconvened at 11:14 a.m.**

**DISCUSSION OF FUTURE AGENDA ITEMS, DATE OF THE NEXT MEETING**

Ms. Welborne reported agenda items to be discussed at the Monday, September 25, 2006 Authority meeting will include a discussion about Community Benefits and progress on the Ground Leases. The Committee will provide updates on the design of both Parcel Q and the Park, and will present the EIR and the DDA for approval when those processes are complete.

**PUBLIC COMMENT**

There was none.

**ADJOURNMENT**

There being no further business, the meeting was adjourned at 11:15 a.m.